

DEPARTMENT OF PLANNING & SUSTAINABILITY

Notice is hereby given by DeKalb County Board of Commissioners that the hearings on the following application(s) will be held by:

Planning Commission Meeting Date – Tuesday, July 7, 2020 5:30 PM

This meeting will be held via Zoom and simultaneous broadcast available on DCTV's UStream link <https://video.ibm.com/channel/dctv-channel-23>

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/94883110323>

Or Telephone: Dial USA 602 333 0032 or USA 8882709936 (US Toll Free)
Conference code: 217687

Board of Commissioners Meeting Date – Thursday, July 30, 2020 5:30 PM

This meeting will be held via Zoom and simultaneous broadcast available via live stream on DCTV's webpage, and on DCTVChannel23.TV.

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/94883110323>

Or Telephone: Dial USA 602 333 0032 or USA 8882709936 (US Toll Free)
Conference code: 217687

Meeting participant's or caller's phone numbers may be displayed to the public viewing or participating in the online meeting.

Citizens may also email documents for inclusion into the official record by submitting such materials by 5:30 pm on the date of the public hearing.

Email the DeKalb County Planning Commission at plansustain@dekalbcountyga.gov
Email the DeKalb County Board of Commissioners at PublicHearing@dekalbcountyga.gov

CASE ASSIGNMENTS

DEFERRED CASE:

D1 Z-20-1243741 2020-0083 MFURMAN Commission District 05 Super District 07
15-222-13-015, 15-022-13-019
1221 INDIAN CREEK PL, STONE MOUNTAIN, GA 30083

Application of Sudhir Tejpaal to rezone property in the Kensington-Memorial Overlay District from MU-4 (Mixed Use-4) to HR-1 (High-Density Residential-1) for a multifamily residential building. The property is located on the south side of Redan Road, approximately 286 feet east of South Indian Creek Drive, at 1221 and 4220 Indian Creek Place, Stone Mountain, GA. The property has approximately 35 feet of frontage on Redan Road, 481 feet on Indian Creek Place/Palette Way, and 300 feet on Indian Creek Place and contains 2.27 acres.

NEW CASES:

N1 Z-20-1243838 2020-0598 JREID Commission District 03 Super District 06
15-013-01-017,15-013-01-018
4341 E CONLEY RD, CONLEY, GA 30288

Application of Kelli Wilson c/o Julie Sellers to rezone properties from Tier 5 Bouldercrest Overlay District to Tier 4 Bouldercrest Overlay District and maintain the underlying R-100 (Residential Medium Lot) zoning to allow a contractor and construction business. The property is located on the northwest side of East Conley Road, approximately 707 feet northeast of Interstate 675 at 4321 and 4341 East Conley Road in Conley, Georgia. The property has approximately 523 feet of road frontage along East Conley Road and contains 12.9 acres.

N2 Z-20-1243839 2020-0599 JREID Commission District 03 Super District 06
15-013-02-017
4388 E CONLEY RD, CONLEY, GA 30288

Application of DL Properties c/o G Douglas Dillard to rezone property from Tier 5 Bouldercrest Overlay District to Tier 4 Bouldercrest Overlay District and maintain the underlying R-75 (Residential Medium Lot) zoning to allow for a contractor office. The property is located on the southeast side of East Conley Road and the northeast side of Interstate 675 at 4388 East Conley Road in Conley, Georgia. The property has approximately 687 feet of frontage along East Conley Road and contains 20.34 acres.

N3 CZ-20-1243935 2020-0600 NLAGARDERE Commission District 01 Super District 07
18-261-01-006,18-261-01-062
4575 CHAMBLEE TUCKER RD, TUCKER, GA 30084

Application of BE3 Holdings LLC c/o Battle Law P.C. to request a modification of zoning conditions of CZ-15-20076 within the RSM (Residential Small Lot Mix) District to allow the construction of four single-family lots by amending conditions #1, #3-7, and by adding three conditions (#9 - 11). The property is located on the west side of Chamblee Tucker Road and the eastern terminus of Briarglade Way, at 4155 Briarglade Way and 4575 Chamblee Tucker Road, in Tucker and Doraville, Georgia. The property has approximately 97 feet of frontage along Briarglade Way, 169 feet of frontage along Chamblee Tucker Road and contains 1.23 acres.

N4 Z-20-1243841 2020-0601 KHILL Commission District 05 Super District 07
16-159-01-003,16-162-05-002,16-162-05-003
1503 STEPHENSON RD, LITHONIA, GA 30058

Application of Parkland Communities, Inc c/o Battle Law, PC to rezone properties from R-100 (Residential Medium Lot) District to RSM (Residential Small Lot Mix) District to develop a 164-lot single family detached subdivision at a density of 3.59 units per acre. The property is located on the south side of Stephenson Road, approximately 1,067 feet east of the intersection of Stephenson Road and South Deshon Road, at 1467, 1503 and 1513 Stephenson Road, Lithonia, GA. The property has approximately 762 feet of frontage along the south side of Stephenson Road and contains 45.66 acres.

N5 Z-20-1243958 2020-0602 KHILL Commission District 04 Super District 07
16-128-02-001,16-128-02-003,16-128-02-011,16-129-02-009
800 ALFORD RD, STONE MOUNTAIN, GA 30087

Application of Parkland Communities Inc. c/o Battle Law P.C. to rezone properties from R-100 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to allow the development of 91 single-family detached residences and 92 single-family attached residences at a density of 4.47 units per acre. The property is located on the southeast corner of Stephenson Road and Alford Road at 800, 810, and 820 Alford Road and 917 Stephenson Road in Stone Mountain, Georgia. The property has approximately 1,373 feet of frontage along Stephenson Road and 1,770 feet of frontage along Alford Road and contains 40.9 acres.

N6 Z-20-1243955 2020-0603 KHILL Commission District 05 Super District 07
15-131-03-009,15-131-03-011,15-131-03-012,15-131-03-013
2450 WESLEY CHAPEL RD, DECATUR, GA 30035

Application of CSC Properties LLC to rezone from C-1 (Local Commercial Conditional) District to C-1 (Local Commercial) District to delete all existing conditions pursuant to CZ-13-18509, SLUP-13-18511, and SLUP-13-18512 to develop a multi-tenant commercial development within Tier 1 of the I-20 Overlay District. The property is located on the northeast corner of Wesley Chapel Road and New Snapfinger Woods Drive, at 2450, 2452, and 2470 Wesley Chapel Road and 4292 New Snapfinger Woods Drive, Decatur, Georgia. The property has approximately 290 feet of frontage along Wesley Chapel Road, approximately 450 feet of frontage along New Snapfinger Woods Drive and contains 3.02 acres.

N7 SLUP-20-1243956 2020-0604 KHILL Commission District 05 Super District 07
15-131-03-009,15-131-03-011,15-131-03-012,15-131-03-013
2450 WESLEY CHAPEL RD, DECATUR, GA 30035

Application of CSC Properties, LLC to request a Special Land Use Permit (SLUP) within Tier 1 of the I-20 Overlay District to allow up to three drive-throughs for a multi-tenant site on property zoned C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.23 Supplemental Regulations of the DeKalb County Code. The property is located on the northeast corner of Wesley Chapel Road and New Snapfinger Woods Drive at 2450, 2452, and 2470 Wesley Chapel Road and 4292 New Snapfinger Woods Drive, Decatur, Georgia. The property has approximately 290 feet of frontage along Wesley Chapel Road and 450 feet of frontage along New Snapfinger Woods Drive and contains 3.02 acres.

N8 SLUP-20-1243957 2020-0605 JREID Commission District 03 Super District 06
15-015-04-013
3468 MORELAND AVE, CONLEY, GA 30288

Application of Harold McGlothin for a Special Land Use Permit (SLUP) to allow a Minor Truck Repair establishment within Tier 2 of the Bouldercrest Overlay District and the underlying Light Industrial (M) District in accordance with Section 27-4.2.14.C (Minor Auto Repair Supplemental Regulations) and Section 27-3.39.3 (Permitted Uses) of the Bouldercrest Overlay District. The property is located on property approximately 386 feet east of Moreland Avenue (no property frontage) and 527 feet south of Cedar Grove Road, at 3468 Moreland Avenue, Conley, Georgia. The property has no property frontage along Moreland Avenue (access to Moreland Avenue via easement through adjacent property with frontage on Moreland Avenue) and contains 2.24 acres.

N9 CZ-20-1243960 2020-0606 MFURMAN Commission District 05 Super District 07
16-009-01-001, 16-024-06-001
2620 SHELL BARK RD, DECATUR, GA 30035

Application of Venture Communities LLC c/o Dunlavy Law Group, LLC to request a major modification of zoning conditions pursuant to Z-07-13334 and CZ-04-111 to allow 38 townhomes within the MU-4 (Mixed Use High Density) District and Tier 2 of the I-20 Overlay District. The property is located on the west side of Acuity Way, approximately 836 feet south of Snapfinger Woods Drive, at 2620 Shell Bark Road and 2641 Acuity Way, Decatur, Georgia. The property has approximately 836 feet of frontage along Acuity Way and contains 7.02 acres.

N10 **Z-20-1243968** **2020-0607** **MFURMAN** **Commission District 03 Super District 06**
15-179-11-025
2017 MEMORIAL DR, ATLANTA, GA 30317

Application of Stark Haus to rezone property from R-75 (Single-Family Residential-75) District to RSM (Small Lot Residential Mix) district to allow four single-family attached townhomes. The property is located on the south side of Memorial Drive, approximately 340 feet east of South Howard Street at 2017 Memorial Drive in Atlanta, Georgia. The property has approximately 69 feet of frontage along Memorial Drive and contains 0.2 acres.

N11 **Z-20-1243972** **2020-0608** **JREID** **Commission District 04 Super District 07**
18-083-01-010
1347 BERMUDA RD, STONE MOUNTAIN, GA 30087

Application of Future Capital Investment c/o Mr. Kirk Harvey to rezone property from R-100 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to develop 26 townhome units at a density of 4 units per acre. The property is located on the southwest side of Bermuda Road, approximately 658 feet northwest of Malvern Boulevard, at 1347 Bermuda Road, Stone Mountain, Georgia. The property has approximately 455 feet of frontage along Bermuda Road and contains 6.66 acres.

N12 **Z-20-1243977** **2020-0609** **MFURMAN** **Commission District 03 Super District 07**
15-154-12-003
2043 COLUMBIA DR, DECATUR, GA 30032

Application of Stark Haus to rezone property from R-75 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to allow six urban single-family detached homes. The property is located on the west side of Columbia Drive, opposite Hyland Drive, 2043 Columbia Drive, Decatur, Georgia. The property has approximately 132 feet of frontage along Columbia Drive and contains 0.7 acre.

N13 **TA-20-1244029** **2020-0610** **JPRINCE** **Commission District: ALL DISTRICTS**
DeKalb County, GA

Application of the Director of Planning and Sustainability for a text amendment to revise Section 4.1.3 (Table 4.1 Use Table) to allow veterinary clinics in the MU-4 (Mixed Use- 4) and MU-5 (Mixed Use-5) Districts and Section 4.2 (Supplemental Regulations) of Chapter 27 of the Code of DeKalb County, to reduce impacts of veterinary clinics on surrounding land uses in the MU-1, MU-2, MU-3, MU-4, and MU-5 Districts, and for other purposes. This text amendment is County-wide.

N14 **RE: Public Art** **2020-0611** **MFURMAN** **Commission District 05 Super District 07**
16-071-09-001
2387 WELLBORN ROAD, LITHONIA, GA 30058

Application of Michelle Battle for review and approval of a public art piece to be installed at the entrance of the subdivision on 2387 Wellborn Road as a condition of zoning, in accordance with Section 27-2.12.7(A)(3) of the DeKalb County Code.
